

**ZONING COMMISSION
PUBLIC HEARINGS
March 16, 2016**

Bill Stopper opened the Public Hearing with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate

OTHERS:

Sue Goggin, Town Planner - absent
Lori Rotella, Assistant ZEO
Wayne Zirolli - Borough Engineer
Attorney Fitzpatrick - Borough Attorney
Kathleen Donovan - Burgess Liaison
Public - 8

6:15 P.M. - PUBLIC HEARING: for special permit for 30,000 square foot medical building & mixed commercial use and 5,000 square foot restaurant/mixed use building at 58 Maple Street (Parcel C), Applicant: Heritage Downtown, LLC. **Public hearing opens 3/16/16, must close by 4/20/16 unless extension granted.**

Attorney Kevin McSherry representing Heritage Downtown, LLC stated he has the green certified mailing cards. He explained that Rob Oris will give the presentation regarding the proposed buildings on Parcel C. They have received approvals from the Police Commission and the Inland Wetlands Commission. Attorney McSherry described the location and size of the parcel and what is proposed to go there. Rob Oris, one of the principals of Heritage Downtown, LLC gave his background to the commission. Rob gave a detailed presentation of looks of the buildings and the uses being proposed for this site. He stated that St. Mary's will be the anchor tenant for the medical building. Rob mentioned that he is proud of the project and feels it will be a good start to revitalization of the downtown area. Rob showed the commission renderings from all sides of the buildings. The commission questioned the materials being used for the buildings. The applicant plans on using EFIS on the outside of the buildings. The commission asked if the applicant would consider putting brick on the bottom 4ft of the building instead of EFIS. EFIS damages easily and the commission felt the bottom of the building should be constructed out of a much sturdier surface to eliminate any damage to the building. There was a discussion on the traffic patterns. Attorney McSherry stated that the Police Commission felt a light at Maple Street and Water Street would create a bottleneck over the bridge. The commission asked if any of Wayne Zirolli's or Susan Goggin's comments have been addressed yet. Darin Overton, Engineer with Milone & MacBroom, explained they have started addressing a number of the comments but will have a more comprehensive round of changes for the next meeting in April. The commission had many concerns with the look of the buildings and if they fit with the Colonial theme of the downtown area. Rob Oris stated he wants everyone to be happy and is willing to look into some alternatives for the building materials. He also stated that he has to be able to make this work economically for him. William Stopper asked for any public comments. Ron Pugliese, President and CEO of NEC, stated he is in favor of the project. He feels this project will lead to development across the street on Parcels A & B. Kathleen Donovan, 41 Woodland St, feels this is a fabulous project and will be a nice sight to see

when coming over the bridge into town. She has a concern with the traffic turning left out of Water Street. Maybe that can be looked at for a better flow. Rob Oris did comment on the traffic flow. He believes people will learn to go through the parking lot and use the light at Firehouse Road and Maple Street. He also stated that the Police Commission already looked at the plan and was OK with the current setup.

Public Hearing continued until the April 20, 2016 meeting at 6:15 P.M.

6:30 P.M. – CONTINUED PUBLIC HEARING: for special permit for hair salon and parking lot at 24 Golden Court & 451 North Main Street, Applicant: Vesel Nasufi. **Public hearing opens 1/20/16, must close by 2/24/16, 25 day extension granted until 3/30/16.**

Brian Plourde, Pustola & Associates, 185 Meadow Street, Naugatuck. Brian explained to the commission that the public hearing was continued from the February 23, 2016 meeting because they were waiting on approvals from the Fire Commission, Police Commission and the Water Company. Cindy Gaudino from the Connecticut Water Company gave Brian a verbal approval that the parcel is serviced by public water and that she will follow up with a written report. The commission had a concern that there was no letter from the Water Company, just a verbal approval and they would need one for the file. The commission also expressed that they would like to see signs identifying parking for the hair salon and the tenants with addresses on the signs segregating the parking. Wayne Zirolli clarified that this would not be contingent on another commission's approval, just a letter stating there is water available to this property and it is not within the aquifer protection area. Brian addressed Wayne Zirolli's comment that the 2004 erosion control be shown on the plan also. Brian confirmed that it is shown on the plans dated February 15, 2016. Wayne stated that all of his notes were complete. Attorney Fitzpatrick verified that the commission can vote with just a verbal approval from the water company due to the fact that they are a public utility company. There were no further questions from the commission and no public comments. William Stopper closed the public hearing.

6:45 P.M. – PUBLIC HEARING: for special permit for dog park and community garden at Andrew Mountain Road Open Space, Applicant: Borough of Naugatuck. **No time restrictions because it is a Borough initiated project.**

April Slauson stated that she would like to see the liability signs at the dog park in English, Portuguese and Spanish to protect the Borough. She believes it would open the Borough up to liability if the signs could not be read. Wayne Zirolli explained to the Commission what is proposed for the open space located at 0 Andrew Mountain Road. There will be a dog park and community garden. The property is divided into 2 portions on the land. One will be passive recreation and the other area for the dog park and garden. They Borough is proposing to improve the access way into the parcel, provide ample parking for the garden, dog park and walking trails, including handicap parking, toilet facilities, picnic tables and benches around and inside the gated area of the dog park. They are also proposing to provide a well for the garden and dog park area. There was discussion on who would maintain the dog park as well as the community garden. Alex Olbrys is spear heading the community garden. He has drafts from other towns on how they handle their community gardens. The dog park will be maintained by the Park Department and volunteers. There was also a discussion if electric and sewer would be

brought up to area. At this time, there are no plans to bring utilities up there. William Stopper asked for any public comments.

Rocky Vitale, 180 East Waterbury Road, spoke in favor of the project. He stated that this is a low expense project for the Borough. There will be fundraisers held to help with the cost as well as sponsorships. They will welcome people from all towns to use the dog park.

Paul and Barbara Reilly, 266 Andrew Mountain Road, are in favor of the project but had some concerns. They would like to see 1 or 2 more street lights at the end of the entrance to the park. They also had a concern with the traffic flow and if the road is wide enough. Wayne Zirolli explained the town has plans to widen the entrance road to the park to 22 feet wide. The Reilly's believe the dog park will build community within the town.

Bob Scavone, 18 Rockwell Avenue, owns property that abuts the dog park. Bob is for the dog park but has concerns. He already has water problems on his property and is concerned where the runoff will go if no storm drains are installed. There was a discussion on the drainage issues with Mr. Scavone's property and how to possibly correct them. He would like the town to address storm sewers in that area. Attorney Fitzpatrick suggested that the borough engineer certify that the offsite drainage complies with our regulatory requirements and that there is 0 increase in runoff for the 50 and 100 year storm. It should be in the file and be part of the record. Wayne Zirolli would do this calculation. The commission also discussed the lighting issue. Attorney Fitzpatrick recommend that the Borough make the application to CL&P for the two lights. There was a discussion on the cost of the project and what it entails. William Stopper closed the Public Hearing.

7:00 P.M. – CONTINUED PUBLIC HEARING: for special proposed text amendments to allow for the creation of the Prospect Street Design District and a zone change to the current map for properties along Prospect Street, Applicant: Borough of Naugatuck. **No time restrictions because it is a Borough initiated zone change.**

Attorney Fitzpatrick was asked by the commission what their options were at this point. He explained they have three options: 1. Change the zone as proposed 2. Pick and choose certain spots to change or 3. Change the zones as needed. He explained that the commission has the authority to approve the zone change, deny it or modify it. There was a discussion on modifying only certain areas of the proposed zone change and how it would fit in with the POCD. They also discussed spot zoning.

Attorney Fitzpatrick left the meeting at 8:13 p.m.

The commission had a further discussion on what they would like modified or taken out of the current PSDD proposal. The commission questioned if they can hold a special workshop while the public hearing was open or have a special meeting with just this item on the agenda. The staff will ask Attorney Fitzpatrick how to handle this request. The commission also requested the last proposed copy of the PSDD be emailed to them. There were no public comments.

Public Hearing continued until the April 20, 2016 meeting at 6:30 P.M.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
March 16, 2016**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate

OTHERS:

Sue Goggin, Town Planner - absent
Lori Rotella, Assistant ZEO
Wayne Zirolli - Borough Engineer
Attorney Fitzpatrick - Borough Attorney
Kathleen Donovan - Burgess Liaison
Public - 8

1. At 6:02 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum.
2. Executive session with the Borough Attorney.
There was no executive session.
3. Approval of the February 17, 2016 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes as written.

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** the February 17, 2016 Public Hearing and Meeting Minutes.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding proposed hair salon and parking lot at 24 Golden Court & 451 North Main Street, Applicant: Vesel Nasufi

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** the special permit for the site plan proposal for the hair salon at 451 North Main Street and 24 Golden Court with the contingency on the Water Company report and the parking lot signs as discussed at the meeting.

- B. Commission discussion/decision for proposed text amendments to allow for the creation of Prospect Street Design District and a zone change to the current zoning map for properties along Prospect Street, Applicant: Borough of Naugatuck.

There was no discussion.

5. **NEW BUSINESS**

- A. Commission discussion/decision regarding special permit for proposed 30,000 square foot medical building and mixed commercial use and 5,000 square foot restaurant/mixed use building at 58 Maple Street (Parcel C), Applicant: Heritage Downtown, LLC

There was no discussion.

- B.** Commission discussion/decision regarding dog park and community garden at open space parcel on Andrew Mountain Road, Applicant: Borough of Naugatuck

VOTED: Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to **APPROVE** the special permit for the dog park and community garden at Andrew Mountain Road open space, Applicant: Borough of Naugatuck, with the recommendations by the Zoning Commission regarding the drainage issues that were discussed with Wayne and the possible recommendations for extra lighting at the entrance, the area of the intersection of Old Derby Turnpike and Andrew Mountain Road.

- C.** Ratification of change of use for take-out service of prepackaged drinks and food at 174 Church Street, Applicant: Lydia Le Blanc

VOTED: Unanimously on a motion by Richard Cool and seconded by Wendyann Fowler to **APPROVE** the ratification of change of use for take-out service of prepackaged drinks and food at 174 Church Street, Applicant: Lydia LeBlanc.

- D.** Nomination of Officers to elect Vice Chairman.

April Slauson nominated Richard Cool for Vice Chairman. There were no other nominations. Richard Cool accepted the nomination.

VOTED: Unanimously on a motion by April Slauson and seconded by Neil Mascola to **ELECT** Richard Cool for the Vice Chairman.

- E.** Additional items require a 2/3 vote of the Commission.
There was none.

- 6.** Chairman Report
There was none.

- 7.** ZEO Report
There was none.

- 8.** Public Comment
There was none.

- 9.** Adjournment

VOTED: Unanimously on a motion by April Slauson and seconded by Neil Mascola to adjourn the meeting at 8:27 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr